



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water

HEATING: Oil

TAX: N/A

We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/05/25/

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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Golwg Y Cwm Pen Y Cwm, Haverfordwest, Pembrokeshire, SA62 6AY

- Detached Bungalow
- Four Bedrooms
- No Onward Chain
- Front And Rear Garden
- Additional Self Contained Unit Adjoining Property
- Spectacular Sea Views
- Off Road Parking
- Close To Solva And St.Davids
- Potential For Annexe
- EPC Rating: D

Offers In Excess Of £325,000

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The Agent that goes the Extra Mile





An opportunity to purchase a chain free detached four-bedroom bungalow with direct sea views.

The layout of the property briefly comprises of an entrance porch, hallway, living room/diner, kitchen, three bedrooms, a bathroom and shower room. Adjoining the property is a self contained unit offering a fourth bedroom, shower room and a rear porch/utility area, offering the potential for conversion into a kitchen to create an annexe. The property is served by double glazing and oil fired central heating.

Externally, the property features off-road parking capacity suitable for multiple vehicles and grounds that are accessible from both the front and rear. To the front is a seating area leading off from the French doors in the living room, allowing for fantastic sea views. To the rear, a low maintenance garden backs onto fields and enjoys added privacy and a pleasant outlook from the rear facing rooms.

This property may appeal to those seeking a chain-free purchase in a setting with uninterrupted outlooks toward the coastline. Viewing is highly recommended!

Golwg Y Cwm is situated in the small hamlet of Pen-y-Cwm, approximately 10 miles west of the county town of Haverfordwest, 3 miles from the picturesque harbour village of Solva and 6 miles from the Cathedral City of St Davids. From its elevated position one can enjoy superb views down the valley towards Pen-y-Cwm beach and St Brides Bay. The Pembrokeshire coast path offers 186 miles of stunning walks and scenery, and the famous long sandy expanse of Newgale beach at the bottom of the hill attracts surfers and swimmers from far and wide.



DIRECTIONS

From our office in Haverfordwest, take the A487 towards St Davids, passing through Pelcomb, Simpson Cross, Roch and passing through Newgale, continue up the hill and down into Penycwm. The chapel will be found on the right hand side. What3Words reference: regarding.shippers.deduct

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.